Karen Johnson Davidson County
Batch# 462992 DEEDQC
08/25/2020 08:09:11 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200825-0095768

This instrument prepared by:
Mount Juliet Legal, PLLC
1000 Pleasant Grove Place
Suite 200
Mount Juliet, TN 37122
615-758-4426

New owner/Send tax bills to:
Patricia Ann Shoemaker Revocable Trust
3605 Auroroa Drive
Clarksville, TN 37040

Tax ID:
Map: 45
Parcel: 35.00 & 51.00

This instrument was prepared from information supplied by the parties without counsel or advice as to legal consequences, tax related, matters or any matter related to Medicaid or TennCare benefits. No title examination or settlement has been performed and Mount Juliet Legal, PLLC shall not be responsible for any matter that could have been resolved by a title examination, settlement, legal, and/or tax related counsel.

QUITCLAIM DEED

For and in consideration of the sum of $10.00 and other good and valuable considerations, the receipt of which is hereby acknowledged, **Patricia Ann Shoemaker** has bargained and sold, and does hereby transfer, convey, remise, release and forever quitclaim unto **Patricia Ann Shoemaker, Trustee of the Revocable Trust of Patricia Ann Shoemaker dated August 21, 2020**, its successors and assigns, all right, title and interest in and to the following described property to-wit:

> Land in the 14th Civil District of Davidson County, Tennessee, being Lot No. 6 of the Division of the Dawson Farm, and more particularly described as follows:
>
> Beginning at a point in a bridge crossing a creek and the centerline of a 50-foot wide easement the same being South 63° 49' 22" East 101.29 feet from a point in the centerline of Little Marrowbone Creek Road and also being the northeast corner of a tract of land described in a deed of record in Book 5486, Page 221, Register's Office of Davidson County, Tennessee, and the northwest corner of the tract herein conveyed; thence with the centerline of said 50-foot easement as follows: South 55° 5' 31" East 133.25 feet; South 63° 47' 42" East 181.58 feet; South 86° 54' 44" East 360 feet to an iron pin; thence leaving 50-foot easement, South 08° 29' 50" West 500.68 feet to an iron pin; thence North 88° 55' 49" West 550 feet to a corner post of Adcock; thence with Adcock's north line,

South 85° 53' 46" West 645.23 feet to a point in said creek; thence with the creek as follows: North 70° 37' 02" East 261.65 feet; North 36° 19' 28" East 419.57 feet; North 26° 29' 08" East 314.58 feet to the beginning, containing 10.59 acres, more or less according to survey of P.A. Chapdelaine, Jr., dated May 27, 1983.

Being the same property conveyed to Ann Bose by deed from James Dawson and wife, Wanda Dawson dated December 30, 1983 of record in Book 6206, Page 712, Register's Office of Davidson County, Tennessee. Reference is further made to quitclaim deed of record in Book 9585, Page 942, Register's Office of Davidson County, Tennessee whereby the Grantor made a nominal conveyance to herself for the purpose of dividing the above described property into two separate parcels.

Ann Bose and Patricia Ann Shoemaker are one and the same person.

This instrument and the interest hereby released and quitclaimed are subject to such taxes, restrictions, easements, ordinances, limitations, and encumbrances as may affect the premises.

WITNESS my hand on this the 21st day of August 2020.

Patricia Ann Shoemaker

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public for and in said state and county, the within named bargainor, **Patricia Ann Shoemaker**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 21st day of August 2020.

NOTARY PUBLIC
My commission expires: _____

KYLE B. HECKMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires August 29, 2023

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $ -0-.

AFFIANT

Subscribed and sworn to before me this the 21st day of August 2020.

NOTARY PUBLIC
My Commission Expires: _____

KYLE B. HECKMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires August 29, 2023